

For Sale

Asking Price: €199,500

**Sherry
FitzGerald**
Talbot



45 Ciamaltha Meadows, Nenagh, Co.
Tipperary

BER C3

sherryfitz.ie



Sale of a spacious four bedroom semi-detached home pleasantly located in an upmarket private housing estate within 5 minutes walk of the town centre. This residence has recently been refurbished to a high standard and is ready for immediate occupation without any outlay whatsoever.



Special Features & Services

Oil fired central heating, mains water, sewerage.

Accommodation

Entrance Hall 4.7m x 2.3m (15'5" x 7'7")

Living Room 4.7m x 4.6m (15'5" x 15'1")

with marble fireplace Kitchen/Dining room 6.5m x 4.1m (21'4" x 13'5")

with fitted units

Utility Room 2.6m x 2.3m (8'6" x 7'7"): with fitted unit, plumbed for washing machine

WC 2.3m x 1.4m (7'7" x 4'7")

with wc, hand basin

First Floor

Bedroom 1 3.6m x 2m (11'10" x 6'7")

with built in wardrobe

Bedroom 2 3.9m x 3.3m (12'10" x 10'10")

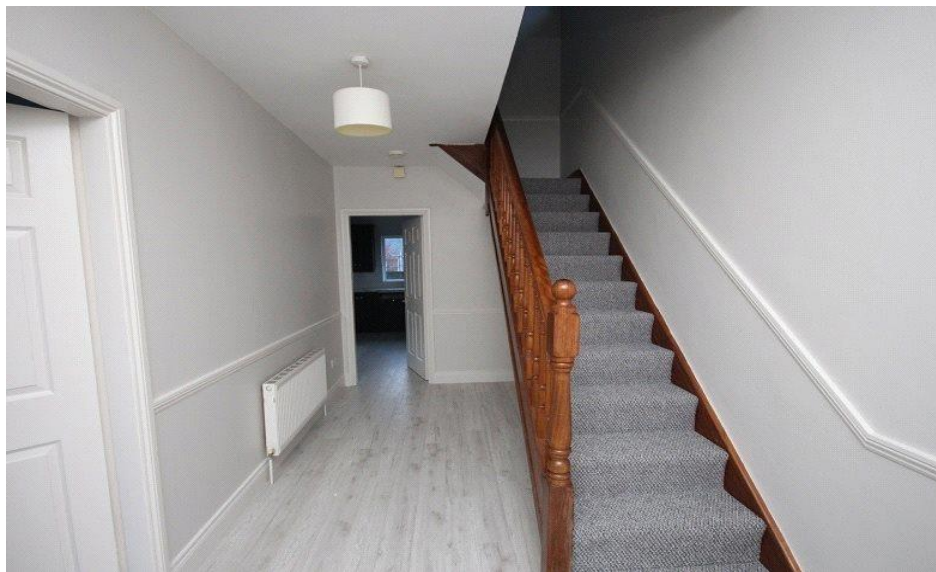
with built in wardrobe

Ensuite 2m x 2.3m (6'7" x 7'7"): with pumped shower, wc, handbasin

Bedroom 3 3m x 2.9m (9'10" x 9'6")

Bedroom 4 3.3m x 2.2m (10'10" x 7'3")

Bathroom 2.2m x 1.8m (7'3" x 5'11")



Garden

Tarmac driveway to the front, lawn to rear.

BER BER C3, BER No. 104376553





NEGOTIATOR

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